

**44 Cumberland Drive, Maribyrnong, Vic 3032**



**House For Sale**

Tuesday, 2 April 2024

44 Cumberland Drive, Maribyrnong, Vic 3032

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 460 m2**

**Type: House**



Adam Hicks  
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**\$1,550,000 - \$1,600,000**

Custom designed and constructed to create a luxurious light-filled lifestyle, this contemporary dual level residence is a stunning celebration of formal and open living zones, high-end finishes and intricate modern detail. Occupying a second to none corner block with serene water views, this perfectly private compound boasts a flowing floor plan that includes a grand entrance foyer, spotted gum hardwood floors, plus a sun-drenched open plan lounge, dining and spectacular 5-star kitchen. With premium waterfall finished stone benches, quality appliances, a feature Island bench and breakfast bar, a huge walk-in pantry and plenty of soft-close storage the kitchen is a real highlight. The master bedroom on this level is a place for its lucky occupants to retreat, reflect and rejuvenate, offering room for the reading chairs, a walk-in robe/dressing room, plus a hotel-style en-suite with twin stone topped vanity. A powder room and separate laundry with built-in storage provides added convenience on this level before you head upstairs to 3 further bedrooms with robes that are separate by yet another class contemporary bathroom, as well as a spacious retreat with beautiful bi-fold doors to a wrap around balcony. Multiple sliding stacker doors off the main living zone really bring the outdoors in, providing access to a sensational fully enclosed outdoor entertaining deck with built-in barbecue and direct connection to Burndap Lake and the Maribyrnong River Trail. Ducted heating and refrigerated cooling, ducted vacuuming, intercom security, a 5-star energy rating, beautifully landscaped gardens, a rainwater tank, automatic irrigation system and a double garage just some of the inclusions in a polished property package that enjoys a prestigious Edgewater Estate position. Within walking distance to local shops, cafes, parks, trails and Flemington Racecourse, close to Highpoint Shopping Centre and Maribyrnong Aquatic Centre, with easy access to Gordon St, Ballarat Rd, Racecourse Rd, Flemington Rd, Princes St and the Melbourne CBD via Citylink.